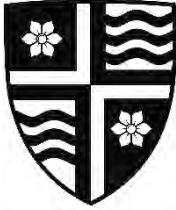


Township of  
Langley



Est. 1873

## REPORT TO MAYOR AND COUNCIL

**PRESENTED:** SEPTEMBER 17, 2018 – REGULAR AFTERNOON MEETING  
**FROM:** COMMUNITY DEVELOPMENT DIVISION  
**SUBJECT:** AGRICULTURAL LAND COMMISSION APPLICATION  
NO. 100355 (ENGELHART / 4363 – 244 STREET)

**REPORT:** 18-132  
**FILE:** 10-34-0063

### PROPOSAL:

Subdivision within the Agricultural Land Reserve (ALR) of a 13.6 ha (33.8 ac) parcel located at 4363 - 244 Street into two (2) rural lots.

### RECOMMENDATION SUMMARY:

That Council advise the Agricultural Land Commission (ALC) that the proposed subdivision complies with the minimum lot size requirements of the Township of Langley's Zoning Bylaw and request ALC consideration based on agricultural merits.

### RATIONALE:

The application complies with the provisions of the Township of Langley's Zoning Bylaw.



**RECOMMENDATION:**

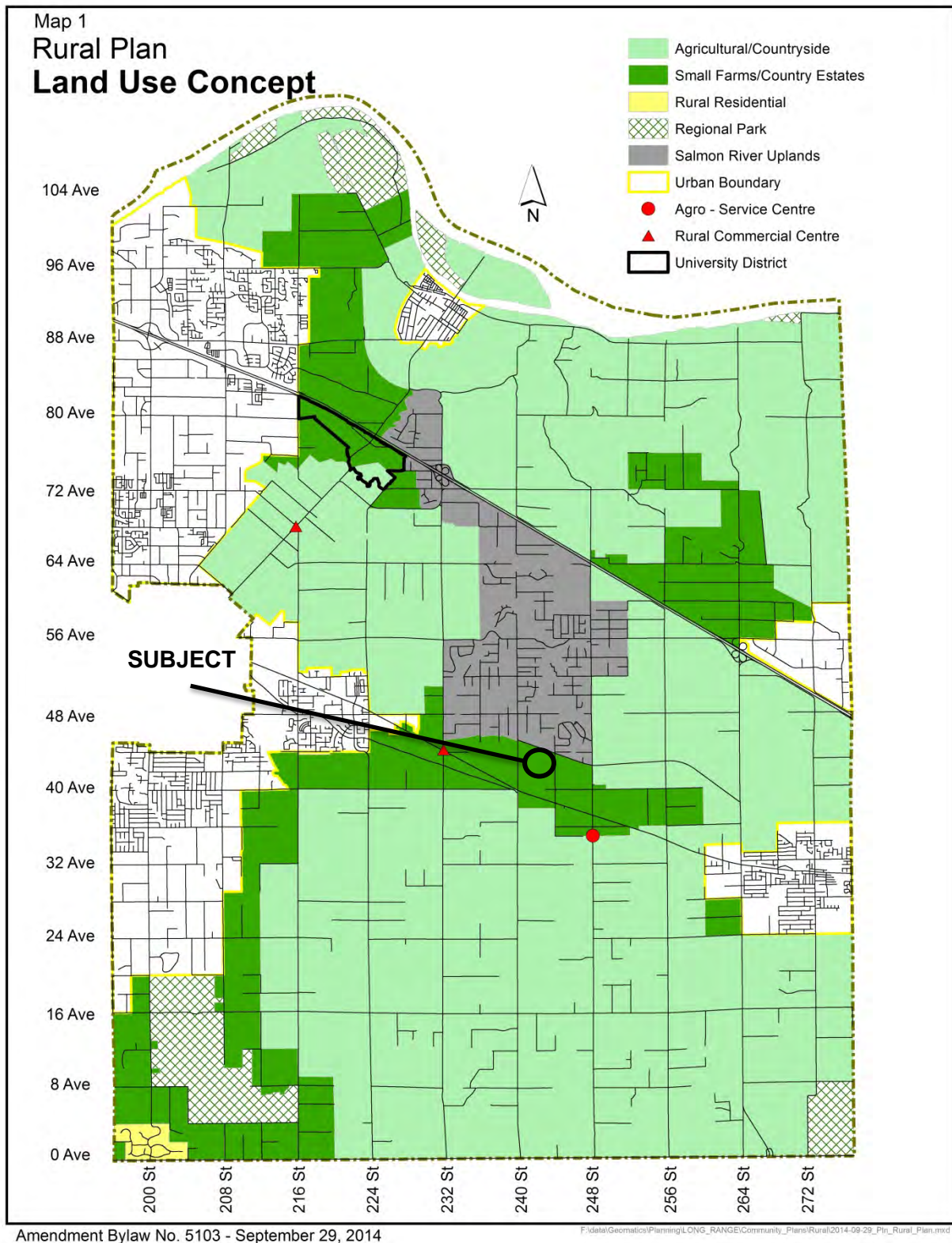
**That** Council advise the Agricultural Land Commission that the subdivision application submitted by Michael Engelhart on behalf of the owners of property located at 4363 - 244 Street, within the Agricultural Land Reserve, complies with the minimum parcel size provisions of Rural Zone RU-1 of the Township's Zoning Bylaw, and request consideration based on agricultural merits.

**EXECUTIVE SUMMARY:**

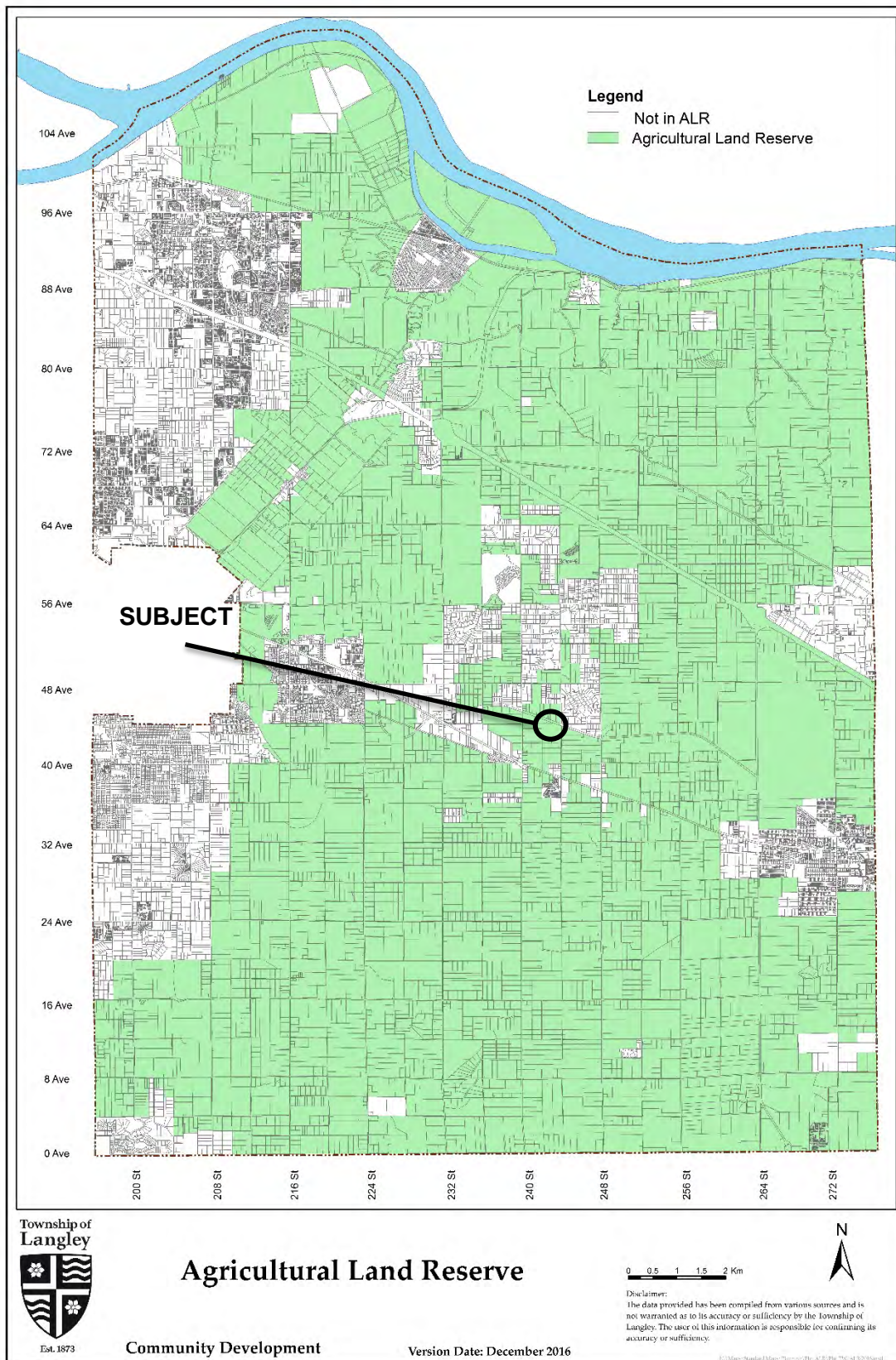
The applicant, pursuant to Section 21(2) of the Agricultural Land Commission (ALC) Act, has applied to subdivide a 13.6 ha (33.8 ac) property into two (2) rural lots. Staff recommend that Council forward the application to the ALC, as the proposal complies with the minimum lot size requirements of the Township's Zoning Bylaw.

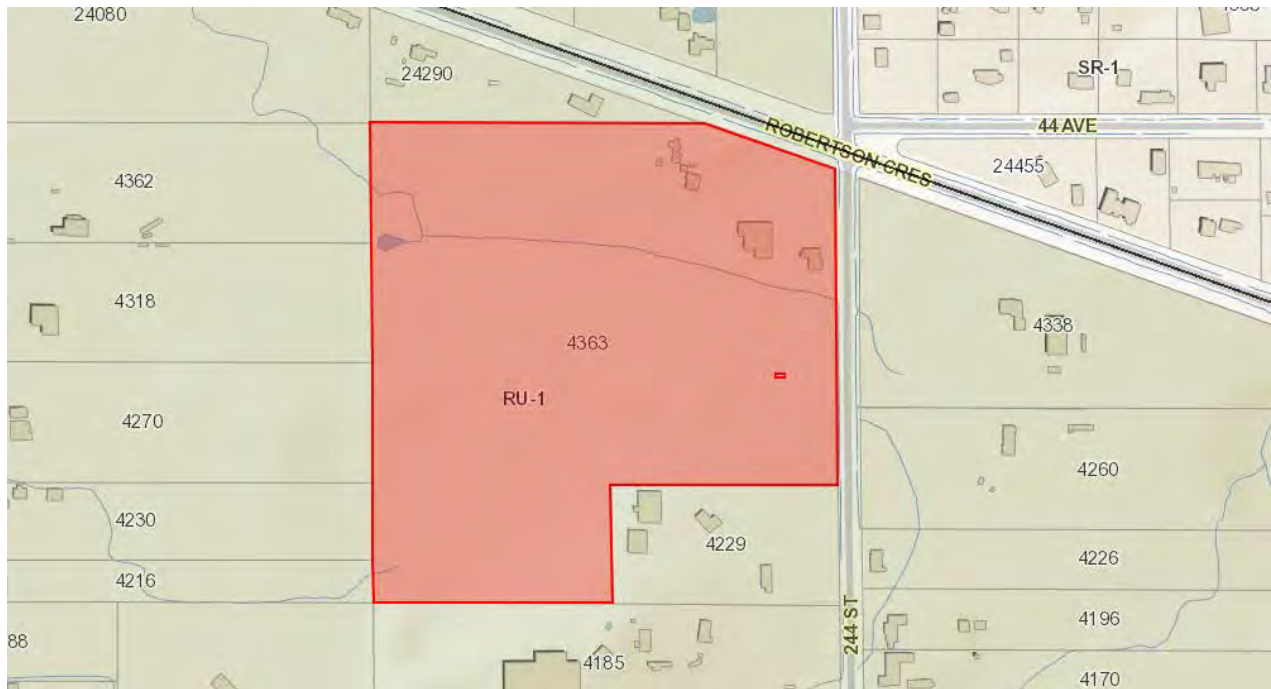
**PURPOSE:**

This report is to provide Council with information and a recommendation with respect to an ALR subdivision application submitted under Section 21(2) of the ALC Act.



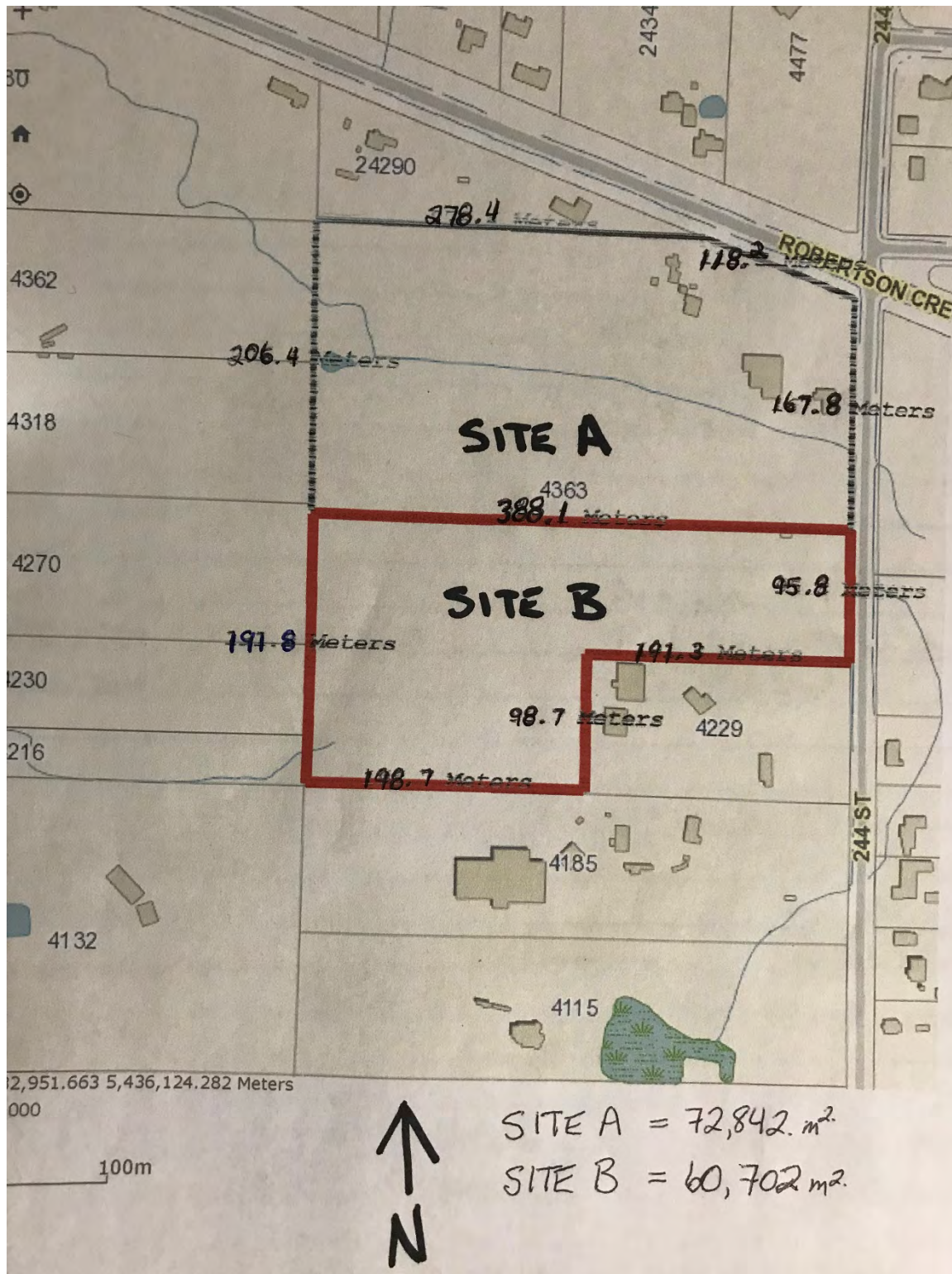






**ZONING BYLAW NO. 2500**





PRELIMINARY SITE PLAN – SUBMITTED BY APPLICANT

**REFERENCE:**

<b>Agent</b>	Michael Engelhart 4363 – 244 Street Langley, BC V2Z 2L6
<b>Owner :</b>	Patrick and Marilyn Engelhart 4363 – 244 Street Langley, BC V2Z 2L6
<b>Legal Description:</b>	Lot 8 Except: Firstly: Part .564 of an Acre (Explanatory plan 8062) Secondly: Parcel “B” (631014E) Thirdly: Part Subdivided by Plan 39076 Section 34 Township 10 New Westminster District Plan 674
<b>Location:</b>	4363 - 244 Street
<b>Area:</b>	13.6 ha (33.8 ac)
<b>Existing Zoning:</b>	Rural Zone RU-1
<b>Minimum Lot Size:</b>	1.7 ha (4.2 ac)
<b>Rural Plan:</b>	Small Farms / Country Estates
<b>Agricultural Land Reserve:</b>	In the Agricultural Land Reserve

**BACKGROUND/HISTORY:**

The ALC Act allows Council the opportunity to provide recommendations on subdivision applications made to the ALC. Information available to Council to consider making recommendations are policies contained in the Rural Plan and Township Zoning Bylaw.

The subject property is located at 4363 - 244 Street, within the ALR and designated Small Farms / Country Estates in the Rural Plan (adopted in 1993). The property is zoned Rural Zone RU-1 with a minimum lot size of 1.7 ha (4.2 ac).

**DISCUSSION/ANALYSIS:**

An application has been submitted pursuant to Section 21(2) of the ALC Act to subdivide a 13.6 ha (33.8 ac) property into a two (2) rural lots. Proposed Lot A (7.6 ha / 18 ac) will have frontage along Robertson Crescent and 244 Street. Proposed Lot B (6 ha / 15 ac) will have frontage along 244 Street. A yellow coded watercourse traverses the northern portion of the site. Protection of the watercourse consistent with senior government streamside protection requirements will be required at the time of subdivision (should the application be approved by the ALC).

**Description of Property:**

The applicant indicates the subject 13.6 ha (33.8 ac) property accommodates a single family dwelling, mobile home and two (2) accessory buildings. The property is traversed by a yellow coded watercourse in its northern portion. According to the applicant, the property is used for grazing 50 head of cattle.

### **Adjacent Uses and Property Sizes:**

- North: A 1.4 ha (3.4 ac) property zoned Rural Zone RU-1 within the ALR and designated Small Farms / Country Estates in the Rural Plan; Robertson Crescent, beyond which are suburban properties zoned Suburban Residential Zone SR-1 located within the ALR and designated Salmon River Uplands in the Rural Plan;
- East: 244 Street, beyond which are two (2) rural properties 4 ha (9.8 ac) and 4.8 ha (12 ac) in size, zoned Rural Zone RU-1, within the ALR and designated Small Farms / Country Estates in the Rural Plan;
- South: Two (2) rural properties 1.9 ha (4.7 ac) and 3.9 ha (9.7 ac) in size, zoned Rural Zone RU-1, within the ALR and designated Small Farms / Country Estates in the Rural Plan;
- West: Rural properties ranging in size from 1.4 ha (3.5 ac) to 4 ha (9.8 ac), located within the ALR, zoned Rural Zone RU-1 and designated Small Farms / Country Estates in the Rural Plan.

### **Agricultural Advisory and Economic Enhancement Committee:**

In accordance with past practice, the application will be forwarded to the Agricultural Advisory and Economic Enhancement Committee (AAEEC) for information purposes.

### **Servicing:**

The Township's Subdivision and Development Servicing Bylaw 2011 No. 4861 designates the subject property Rural - Level 4. The minimum servicing requirement for each proposed lot is with well water and an onsite septic disposal system (including nitrate removal) and register a covenant for its location (including both primary and reserve fields), design and maintenance. Additional servicing details and requirements will be addressed at time of subdivision, should the application be approved by the ALC.

### **POLICY CONSIDERATIONS:**

The subject site is located within the ALR and designated Small Farms / Country Estates in the Rural Plan. The proposed subdivision complies with the minimum lot size requirements of the Rural Zone RU-1. Details of the proposed subdivision will be addressed at the subdivision stage in accordance with the Township's Subdivision and Development Servicing Bylaw as well as any additional requirements imposed by the ALC as a condition of approval, should such be granted. As the Township of Langley does not have the required expertise to assess the application from an agricultural perspective, the application is being forwarded to the ALC for their consideration.

Respectfully submitted,

Daniel Graham  
 DEVELOPMENT PLANNER  
 for  
 COMMUNITY DEVELOPMENT DIVISION

This report constitutes the "Local Government Report" as required under Section 12 or 29 of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.